



## Raleigh Close, Rothwell NN14 6SX

- Three bedrooms
- Cul de sac position
- Popular location
- New carpets
- Impressive enclosed rear garden
- Off road parking
- NO CHAIN

PRICE  
£245,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Offered with NO CHAIN is this attractive three bedroom semi detached house occupying a cul de sac position on the popular Columbus Crescent estate. The house has recently been recarpeted and freshly painted and is therefore found in good order throughout. Main benefits include an impressive good sized enclosed rear garden and driveway providing off road parking for two. The overall accommodation comprises of entrance porch, Lounge and Kitchen/Dining room. The first floor offers three bedrooms, bathroom and separate wc. Outside is an open plan front garden and parking for two plus the aforementioned enclosed rear garden with large patio and shaped lawns. Viewing is recommended.

### ENTRANCE PORCH

Via obscured double glazed door with matching side screens, further obscured glazed/panelled door to Lounge/Sitting Room

### LOUNGE/SITTING ROOM

17'0" x 10'11" (5.2m x 3.35m )  
Having stairs raising to first floor landing, two single panelled radiators, Upvc double glazed window to front, and walk through to Kitchen/Dining Room

### KITCHEN/DINING ROOM

17'0" x 10'7" (5.2m x 3.25m )  
Refitted high and base level cupboard units with drawer space with work tops, stainless steel single bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, electric/gas cooker point, obscured double glazed door to side, Upvc double glazed window to rear, the dining area having single panelled radiator, sliding patio doors offering outlook and access to rear garden

### LANDING

Having obscured double glazed window to side, loft hatch, doors to Three bedrooms, Bathroom and separate Wc and airing cupboard offering shelving space

### BEDROOM ONE

11'3" x 9'10" (3.45m x 3m )  
Having Upvc double glazed window to front and single panelled radiator

### BEDROOM TWO

11'9" x 8'8" min plus door recess (3.6m x 2.65m min plus door recess )  
Having Upvc double glazed window to rear and single panelled radiator

### BEDROOM THREE

7'8" x 6'6" (2.35m x 2m )  
Having Upvc double glazed window to front and single panelled radiator

### BATHROOM

Comprising of pedestal wash hand basin and twin grip panelled bath with shower and screen over, obscured double glazed window to rear, tiling to walls and single panelled radiator

### WC

Having close coupled Wc and obscured double glazed window to side, tiling to walls

### OUTSIDE FRONT

The front is open plan lawn garden with shrub and flower borders, driveway to side offering off road parking for two vehicles, timber panelled gate leading to rear garden

### OUTSIDE REAR

The rear garden offers side and rear patio stepping onto lawn garden with gravel borders, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

